

MIDDLETOWN

BEGINNING AT A POINT IN THE CENTER OF COBLENTZ ROAD AT THE NORTHEASTERNMOST CORNER OF THE CORPORATE LIMITS OF MIDDLETOWN, MARYLAND, AS SHOWN ON ROTHENHOEFER ENGINEERS 1967 PLAT OF MIDDLETOWN, MARYLAND, AND RUNNING THENCE BINDING ON THE EASTERN LIMITS OF MIDDLETOWN SEVEN COURSES AND DISTANCES AND BINDING ON THE CENTER OF COBLENTZ ROAD THREE COURSES AND DISTANCES, SOUTH 40° 00' 00" WEST 220.00 FEET TO A POINT, THENCE SOUTH 3° 30' 00" EAST 355.75 FEET TO A POINT, THENCE SOUTH 31° 30' 00" WEST 418.88 FEET TO THE NORTHEAST CORNER OF THE EARL R. KEPLER AND WIFE PROPERTY, THENCE BY AND WITH THE LINES OF SAID KEPLER PROPERTY TWO COURSES AND DISTANCES, NORTH 63° 40' 00" WEST 115.00 FEET TO A POINT, THENCE SOUTH 31° 30' 00" WEST 200.00 FEET TO THE CENTER LINE OF EAST MAIN STREET (ROUTE U.S. 40 ALT.) THENCE BY AND WITH THE CENTER OF EAST MAIN STREET, NORTH 63° 40' 00" WEST 102.25 FEET TO A POINT, THENCE SOUTH 25° 50' 00" WEST 613.03 FEET TO A POINT ON THE WESTERN MARGIN OF THE JOSEPH E. SHAFER PROPERTY AT OR NEAR THE BOUNDARY LINE OF THE FRANK G. REMSBERG PROPERTY AND AT THE SOUTHEASTERN CORNER OF THE PRESENT CORPORATE LIMITS, THENCE BY PROPOSED NEW CORPORATE BOUNDARY LINES SEVEN COURSES AND DISTANCES, SOUTH 78° 48' 30" EAST 1037.58 FEET TO A POINT IN KEFAUVER'S FIELD, THENCE NORTH 26° 59' 00" EAST 341.76 FEET TO THE CENTER LINE OF EAST MAIN STREET (ROUTE U.S. 40 ALT.), THENCE BY AND WITH THE CENTER OF EAST MAIN STREET SOUTH 63° 30' 45" EAST 860.17 FEET TO A POINT IN THE CENTER OF EAST MAIN STREET, THENCE BINDING ON THE PROPERTY CONVEYED TO MIDDLETOWN VALLEY CENTER, INC. BY JEFFERSON PATTERSON AND WIFE BY DEED DATED DECEMBER 8, 1966 AND RECORDED IN LIBER 758, FOLIO 638 TWO COURSES AND DISTANCES, NORTH 26° 29' 15" EAST 833.00 FEET TO A POINT, THENCE NORTH 63° 30' 45" WEST 935.20 FEET TO A POINT ON THE WESTERN OUTLINE OF THE WHOLE PATTERSON PROPERTY, THENCE BY AND WITH SAID WESTERN OUTLINE NORTH 26° 33' 30" EAST 232.68 FEET TO A POINT, THENCE NORTH 58° 23' WEST 794.31 FEET TO THE PLACE OF BEGINNING. CONTAINING 47.907 ACRES, MORE OR LESS.

AND BE IT FURTHER RESOLVED, that all of that parcel of land containing 16.775 acres, more or less, which is included in the hereinbefore described 47.907 acres, more or less, intended to be annexed, and being all and the same property conveyed unto Middletown Valley Center, Inc., by deed from Jefferson Patterson and wife dated December 8, 1966 and recorded in Liber 758, folio 638, one of the land records of Frederick County, Maryland, and by confirmatory deed from the said Jefferson Patterson and wife dated October 16, 1972 and recorded in Liber 896, folio 684, one of said land records, shall be classified under the the Zoning Ordinance of the municipal corporation as B-2, Shopping Center District, pursuant to the recommendation of the Middletown Planning Commission dated December 20, 1972.